

Frankfort Architectural Review Board

November 18, 2008

Members Present: Roger Stapleton
Charles Booe
John Downs
Harry Carver

Members Absent:

There being a quorum, the meeting proceeded.

The first item of business was approval of the October 21, 2008 minutes. Mr. Booe made a motion to approve the minutes. The motion was seconded by Mr. Carver and carried unanimously.

The next item of business was a request from David and Allyson Buchta for a Certificate of Appropriateness to allow the use of an aluminum fence material in the front yard for the property located at 407 West Main Street, zoned "SH" Special Historic District.

Maya DeRosa, City of Frankfort Planning Supervisor was present for the staff report. She went over a slide show detailing the property as she explained the background of the application. She stated that the owners applied for a building permit to replace a damaged fence and extend it along Petticoat Lane within the front yard area. She mentioned that the aluminum fence material proposed in the application is not allowed by code in the front yard area. She went over some photos showing how the existing wrought iron fence compliments the house. She further explained that because the property faces two public streets it has two front yard setbacks. She mentioned that staff also has issues with the style of the fence. Staff found negative findings and recommended denial of the new fence along Petticoat Lane but could administratively approve the requested 5' high aluminum fence proposed along the side and rear yards.

The applicants David & Allyson Buchta were present and stated that when they purchased the house they planned to keep the existing wrought iron fence and fully restore it one day in the future as well as extend it around the house however is it a costly venture and they would prefer to put the money in the house for right now. Ms. Buchta stated that they have pets and explained that they can't live in the house until they have a fence in place to contain the pets in the yard. She passed out some pictures of the existing fence along Petticoat Lane as Mr. Buchta explained that the existing fence and variation of fence materials in the area are not appealing to the eye. Mr. Buchta also mentioned that he plans to have an ironworker estimate repairs to the existing wrought iron fence and stated that for now they would like to continue with a black aluminum fence that is most likely a temporary material and that it would be covered with plantings.

After discussion, Mr. Downs made a motion to approve the 4' high aluminum fence in the front yard for the property located at 407 W. Main Street with the following conditions: 1) The new fencing along Petticoat Lane would be made to meet the height of the existing fencing posts; 2) Any additional projects requiring a building permit shall require review and approval by the Architectural Review Board unless a Certificate of No Exterior Effect is issued. The motion was seconded by Mr. Carver and carried unanimously.

The next item of business was a request from Nick Kearney for a Conditional Use Permit to operate a Braille embossing service from one room in the residence located at 517 Capital Avenue, zoned "SC" Special Capital District.

Maya DeRosa was present for the staff report and mentioned that the request is for a major home occupation. She went over a slide show detailing the property and parking area. She stated that the office area is approximately 105 square feet in size and that she understands that most orders will be placed via a website. She also mentioned that as a part of the Conditional Use Permit they are allowed a sign of no more than 2 square feet in size. She stated that staff had positive findings and were recommending approval with conditions.

The applicants Nick and Caroline Kearney were present and he stated that they had no further testimony. He said that his daughter is looking for a way to gain independence & start her own business. He mentioned that they have seen and agree with the conditions. Ms. Kearney explained that her work station would include a computer, binding equipment and an embosser. Mr. Kearney stated that they are agreeable with the sign requirements.

Mr. Booe made a motion to recommend approval of a Conditional Use Permit to operate a Braille embossing service from one room in the residence located at 517 Capital Avenue with the following conditions: 1)The conditional use is permitted only at 517 Capital Avenue and only for the specific use of a major home occupation being a Braille embossing service; 2)The conditional use is granted only to Mr. Nick Kearney and limited to the area indicated on the applicant's floor plan; 3)The conditional use is not transferable and any change in ownership or use will make this approval null and void; 4) No employees shall be allowed other than the owner and resident onsite; 5) A sign permit shall be obtained for any signage proposed for the Braille embossing business; 6)The proposed sign shall be no more than two (2) square feet and shall be flush mounted on the façade of the structure; 7)A business license shall be obtained prior to conducting the Braille embossing use; 8)Any exterior change to the property that does not qualify for the issuance of a certificate of No Exterior Effect will require the issuance of a Certificate of Appropriateness.

The motion was seconded by Mr. Downs and carried unanimously.

Mr. Booe made a motion to adjourn. The motion was seconded by Mr. Carver, the motion carried unanimously.